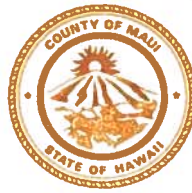


MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JACKY TAKAKURA
Deputy Director




**DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793**

December 23, 2022

MEMORANDUM

TO: Chair Brandis Sarich and Members of the Cultural Resources Commission

FROM: Michele Chouteau McLean, AICP, Planning Director 

SUBJECT: REVIEW OF THE PROPOSED 'ĪAO INTERMEDIATE SCHOOL
NEW CLASSROOMS IN OLD CAFETERIA PROJECT IN THE
MOKU AND AHUPUA'A OF WAILUKU, TMK: (2) 3-4-009:003
POR.

REQUEST

Ms. Lorraine Minatoishi of AEPAC, consultant, on behalf of the applicant, Hawai'i State Department of Education (DOE), requests the Cultural Resources Commission's (Commission) comments on the proposed 'Īao Intermediate School New Classrooms in Old Cafeteria project (Project). Specifically, the Commission is being asked to comment on the:

- Proposed Constuction Plans;
- Archaeological Analysis; and
- Architectural Evaluation.

AUTHORITY

The Commission has the power and duties to review and comment on the above under Subsection 2.88.060. (A), (F) and (K), Maui County Code.

BACKGROUND

The proposed project involves renovating the old cafeteria (Building C) at 'Īao Intermediate School into new STEM (Science, Technology, Engineering, Math) type classrooms. Currently, Building C houses an old kitchen, existing storage, office, restrooms and a walk in refrigerator. The new classrooms will have an A/C-controlled office space, seperate A/C-controlled room, as well as new ceiling fans, lights, windows, doors, ceiling, floors and refurbished walls.

The proposed project also involves significant ground disturbance related to utility installation for the following:

- a new waterline for fire sprinkler service (approximately 120 linear ft. of 3' wide by 4' deep trench);
- a new dry waterline for Department of Fire and Public Safety connection (approximately 120 linear ft. of 3' wide by 4' deep trench);
- two new area drains (approximately 35 linear ft. of 3' wide by 2' deep trench);
- irrigation main (4" wide by 18" deep); and
- irrigation laterals (4" wide by 12" deep).

Other ground disturbing improvements include reconstruction of concrete walkways, curbs, parts of the parking area, and landscaped areas of approximately 3,650 square feet of tilled landscape at a depth of 8 inches. Additionally, there will be an onsite staging area for equipment and materials.

STAFF OBSERVATIONS, QUESTIONS AND FINDINGS

This section includes questions and observations that staff noted while reviewing the archaeological analysis which also includes the architectural evaluation. The Commission may consider these questions and observations as it reviews the document.

The archaeological analysis, titled, Draft Review of Previous Historic Preservation Documentation for the 'Iao Intermediate School New Classrooms in Old Cafeteria Project, was prepared by Tany Lee-Greig, M.A. of 'Āina Archaeology in August of 2022.

Section 3.4.1 starting on page 30 identifies 38 previous archaeological studies within a half mile radius from the project area with the earliest study dating from 1976 and the most recent completed in 2021. The cumulative findings from prior studies identified at least 116 traditional Hawaiian burial interments with the closest being approximately 200 meters from the project area. Additionally, at least 25 other historic properties were documented all within a half mile radius from the project area.

Section 3.4.3 on page 44 speaks to the draft environmental assessment titled, *Iao Intermediate School Master Plan* from July of 1998, identified as Appendix A of the archaeological analysis. Three areas of particular interest include planned: 1) demolition and new buildings, 2) rehabilitation and renovation of existing buildings and 3) additions to existing buildings. **What is the current state/status of the aforementioned planned construction related activities and the proposed mitigation measures to address impacts as a result of these construction activities?**

Section 3.4.3.1 on page 45 mentions two unresolved issues related to the historic character of the Armory where prior work occurred. These issues were the: 1) loss of green space and 2)

removal of canopy trees fronting the Armory. **Given prior construction activities on the subject property (Building J - Armory), the current proposed work (Building C) and future work planned for the school, a plan that addresses direct, indirect and cumulative impacts would greatly assist future reviews.**

Section 3.4.3.2.2 on page 45 noted the State Historic Preservation Division (SHPD) recommended archaeological monitoring for prior ground disturbing work in June 2001. Section 5.0 on page 52 also recommends that archaeological monitoring take place for the current proposed work that involves ground disturbance. **Based on the aforementioned and the identification of at least 116 burial interments and at least 25 other historic properties documented in studies for other projects within a half mile radius of the subject project area, development of an archaeological monitoring plan is warranted.**

Appendix B, titled, *RLS Form for Building C*, prepared by AEPAC is the architectural evaluation of Building C (Cafeteria). AEPAC concluded that Building C retains historic integrity and is likely eligible for listing in both the state and national registers of historic places under criterion A for its association with the history of education in Hawai'i during the post WWII period and criterion C as a good example for a school building constructed on Maui in the 1950s modern style. **Consideration for listing on the registers of historic places should be explored in consultation with SHPD.**

Attachment

xc: Ms. Lorraine Minatoishi, AEPAC, lorraine@aepac.com (PDF)
Ms. Angelica Terrazas, AEPAC, angelica@aepac.com (PDF)
Ms. Tanya Lee-Greig, 'Āina Archaeology, tanya@ainaarch.com (PDF)
Mr. Andrew McCallister, SHPD-Archaeology, andrew.mccallister@hawaii.gov (PDF)
Ms. Jessica Puff, SHPD-Architecture, jessica.puff@hawaii.gov (PDF)

MCM:KRA:KKF:rhI

K:\WP_DOCS\Planning\CRC\2022\Design Reviews\Iao Intermediate School\Staff Report_Iao School New Classrooms in Old Cafeteria.docx